

Call to Order:

The meeting was called to order at 7:41 p.m. Present were Chair, Joan Duff, members John McDonnell (arrived at 7:55 p.m.), Vincent Chiozzi, Eric Macaux and associate member Lelani Loder; also present were Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

Ms. Duff, Chair, disclosed that the meeting minutes are recorded and published online, any input from the audience (including their names and addresses) will be appear in the publish minutes, and all Board meetings are broadcast on television and available for viewing.

80 Andover Street:

The Board opened the public hearings on an application by Continental Wingate Development Company for a Special Permit for Major Non-Residential Project for the construction of a 56,904 sf free-standing addition. Rick Feldman with Feldman Development Partners addressed the Board on behalf of Continental Wingate Development Company. Mr. Feldman gave an overview of the current property which is a nursing care facility, and described the proposed addition of a 64 bed Alzheimer's and assisted living facility. The 2 story building will have its own main entrance from the road and will feature interior courtyards to provide a safe outdoor space for the Alzheimer's patients. Parking will be underneath the building in an open air garage with 64 spaces. The property would gain thirteen spaces above the parking requirements which should alleviate parking congestion at the current nursing facility and on the peripheral roads of the site. Mr. Feldman noted that he received feedback from staff as well as the Fire Department, and they will be going before the Conservation Commission in the next month. They are working to answer all questions and incorporate all feedback into the plans. Ms. Byerley stated that an IDR was held on June 19th, at which the DPW, Board of Health, and Planning division all requested additional information on the plans for a more complete review. The Fire Department has requested additional information regarding the roadway design, fire truck/ambulance access and loading area. Mr. Chiozzi questioned if two freestanding buildings can be put on one lot. Ms. Byerley answered that for this use, two buildings could be put on one lot but would confirm with the Inspector of Buildings. Mr. Chiozzi questioned if there was a distance requirement between the two buildings. Mr. Feldman responded that there is a distance requirement, and the two buildings would be 36 ft apart. Mr. Chiozzi questioned if you could drive all the way around the current building now. Mr. Feldman explained that there is currently a road that wraps around the nursing facility. With the addition of the new building, the road that would be in between the buildings would be dead-ended, and a fire truck would have to back out of a dead-end road on that side when leaving. Due to the topography, an emergency access road cannot be built. There is a discussion on the fact that the building is not at grade, and questions on if there may be a special requirement for egress at this type of facility. Ms. Byerley stated she would look into that with the Building Department. There is a discussion on the abutting land and the limit of the property. Roger Alcott of Weston & Sampson gave an overview of the leeching systems which consists of a detention basin and four underground chambers. Ms. Duff opened up the floor for questions and comments from the audience. Gerry Deyermond, 64 Andover St., addressed the Board regarding her concerns related to increased water and flooding in the area since the original nursing facility was built. She told the Board the catch basin on the Wingate property is always filled with water and it overflows onto her property when it rains. She is concerned that this current situation will not be rectified and will only get worse with the addition of a new building. She questioned where the

80 Andover Street (cont.):

water will go from the infiltration basin on the plans. Mr. Feldman explained there is a stream that goes behind abutting National Grid property and Ms. Deyermond's property and then into an 1880s culvert underneath the railroad tracks. He thinks the culvert needs to be cleaned out because there is a lot of debris blocking free flow. Ms. Deyermond stated the MBTA has cleaned out the brook before and cut down trees. Even with this clearing, the brook and the culvert cannot maintain all of the runoff. Mr. Feldman stated that the site was not engineered correctly when it was originally built and Wingate will rectify the situation with a new state of the art stormwater system. Mr. Alcott stated that the new stormwater system is being designed to maintain all of the water on the Wingate property. Ms. Deyermond questioned where the water is proposed to go since the original system did not work. Mr. Alcott explained that the proposed grading will keep all of the water on the Wingate property. However, further investigation upstream needs to take place as to why the area is flooding because there is also flooding on the Wingate property. Ms. Duff informed Ms. Deyermond that the purpose of this meeting is to flag issues that need to be looked into further. Ms. Deyermond stated she is also concerned about the location of the dumpster. The dumpster appears to be near her property and she has concerns about issues with water there. Mr. McDonnell stated that after more information is gathered and dates are set to discuss specific items, Ms. Deyermond will be notified, and she should feel free to contact Ms. Byerley with any concerns. Mr. Macaux made a motion which was seconded by Mr. McDonnell to continue the public hearings to August 14th at 7:30 p.m. **Vote:** Unanimous (4-0)

197 Andover Street:

The Board opened the public hearing that was continued from the June 12th meeting on an application by Shane Marrion for a Special Permit for a Change in Parking Space Requirements located at 197 Andover Street. Ms. Byerley outlined the improvements that she and the Police Safety Officer found could improve pedestrian safety in the area. These improvements include a crosswalk that she suggested to be installed at 200 Andover St. across to the site at 197 Andover St. The improvements have not been finalized and would need to be approved by the Highway Department. Ms. Byerley stated that the applicant has submitted all of the information that the Board required, and the site construction has been completed. Ms. Byerley suggested that the Board close the public hearing and recommended the Board approve the reduction of parking with the condition that the Board is not hearing this as a use because the use is allowed. It is being heard on a reduction of parking only, and the reduction of parking from 9 spaces to 4 spaces should take place no matter what the use of the building. Mr. Macaux asked if the Board should hold off on closing the hearing until there was an outcome on whether the crosswalk could be installed. Ms. Byerley stated that she did not know when the Highway Department would be able to assess the situation and the crosswalk is a suggestion, not a requirement. Ms. Duff asked why the approval would stand if the use of the building use was changed. Ms. Byerley explained that it is due to the fact that the use is not what is being approved by the Board, and a dentist office is one of the most aggressive uses for parking. If a dentist office does not move into the building, it is most likely that whatever business does would require less than the nine spaces that are being asked to be reduced to four, so there would be no reason for the applicant to have to come back before the Board. On a motion by Mr. McDonnell seconded by Mr. Macaux the Board voted to close the public hearing on an application by Shane Marrion for

197 Andover Street (cont.):

a Special Permit for a Change in Parking Space Requirements located at 197 Andover Street.

Vote: Unanimous (4-0). On a motion by Mr. McDonnell seconded by Mr. Macaux the Board voted to approve an application by Shane Marrion for a Special Permit for a Change in Parking Space Requirements located at 197 Andover Street with the condition as written in Ms. Byerley's memo to the Board dated June 18, 2012. **Vote:** Unanimous (4-0)

600-800 Federal Street:

On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to continue without discussion the public hearing on an application by Leggat McCall Properties, LLC for a Modification of a Definitive Subdivision (Woodland Park), a Modification of a Major Non-Residential Project, and a Special Permit for Watershed Protection Overlay District on property located at 600-800 Federal Street to July 10th at 7:30 pm. **Vote:** Unanimous (4-0)

Selection of Officers:

The Board conducted their annual selection of officers. On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board voted to nominate Mr. Macaux to Secretary of the Planning Board. **Vote:** Unanimous (5-0). On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to nominate Ms. Duff to Chair of the Planning Board. **Vote:** Unanimous (5-0). On a motion by Mr. McDonnell seconded by Ms. Loder the Board voted to nominate Mr. Chiozzi to Vice Chair of the Planning Board. **Vote:** Unanimous (5-0).

Monette Circle Bond Release

Ms. Byerley updated the Board of the status of Monette Circle. This past Town Meeting, Monette Circle was accepted as a public way and all documents have been recorded with the Registry of Deeds. According to the Rules and Regulations of the Planning Board, the Board must vote to do a final release of the Performance Guarantees held to a zero balance so that they can be released back to the developer. On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to reduce the performance guarantee for Monette Circle to zero balance. **Vote:** Unanimous (4-0).

ID Amenities Update

Mr. Macaux informed the Board that he recently met with the ID Amenities working group which consists of members of the Economic Development Council, Paul Materazzo, Director of Planning and Lisa Schwarz, Senior Planner, to discuss what to do with various areas of Town that are currently zone ID. There are various areas of Town currently zoned ID, that have potential for "non-controversial" uses that under the current zoning regulations would not be allowed. The group questioned if it makes sense to have certain restrictions that an ID zoning has in these particular areas. There are simple changes that could make a big impact. Any changes would take a Town Meeting vote. Mr. Macaux stated that the only uses people seem to be concerned about are large retail and grocery stores. Mr. Materazzo stated that as a working group they are trying to come up with a solution to bring in certain complimentary business in the ID districts, but safeguard to keep out unwanted types of business. For example, a health club in an industrial park may keep cars off the roads at peak times. Any suggestions are encouraged to be given to the working group.

Other Business (cont.):

Mr. Materazzo updated the Board on the virtual net metering agreement the Town is looking to enter into. This began two years ago when the solar company SunGen received permits to put a solar facility off of I-93 on South Street. SunGen offered for the Town to buy net metering credits from the site at a reduced price. The Town decided to put out an RFP and received 8 responses ranging from a savings of 1.5 - 7 million dollars over 20 years. The Green Advisory Board, Plant and Facilities and Mr. Materazzo went before the Selectmen to get them to sign off on a non-binding term sheet to be able to start negotiating with the chosen vendor, SPG Solar. The Town would be buying 6 million kilowatt hours at 7 cents a kilowatt. The Selectmen questioned if electricity has ever been below 7 cents a kilowatt. Based on research, the last time pricing was around 7 cents was in 1984, but factoring in inflation, prices have never been below 7 cents dating back to 1960. In researching what other Towns are doing, this deal is extremely profitable. Hopefully this deal will generate an appetite for more, and to possibly to put solar panels on Town buildings so that the Town controls the product.

Adjournment: The meeting was adjourned at 8:42 p.m.